

Holdings

A Modern Estate Agent



97 Park Lane

Sutton Bonington, Loughborough, LE12 5NQ

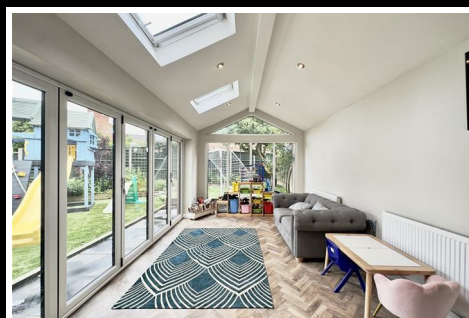
Offers over £550,000



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Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation, a w/c, and stairwell to first floor with useful storage cupboard under.

Lying at the heart of the home is the extended open plan living space, which is versatile to suit the buyers needs. The lounge spacing is complete with a focal fireplace and bi-folding doors onto the rear garden. The remainder of this living area offers plentiful space for a large formal dining area, separate living space and has further full width bi-folding doors onto the rear garden, velux skylights and a feature glass apex wall onto the rear garden.

The kitchen area has been newly fitted and makes a great social space for all the family to enjoy. There is a large fitted breakfast island, Smeg range master cooker, inset Belfast style sink, integrated dishwasher and opens through to the Utility space. The Utility space is complete with space for an American fridge freezer, integrated wine cooler and door providing integral access to the garage.

Ascend to the first floor and you will find five well sized bedrooms and the family bathroom. The master bedroom has access to an en-suite area which has plumbing ready for a suite to be fitted. The family bathroom is complete with a four piece suite comprising of a walk in shower, separate bath, low flush w/c and wash hand basin. The remainder of the bedrooms are well sized with three of them being double in size.

Outside, as previously mentioned, to the front is off road parking for multiple cars leading to a garage complete with power, lighting and an electric door.. Gated side access leads you around to the rear and here you will find a landscaped rear garden complete with a patio area, astro turf lawned space and planting areas.

An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

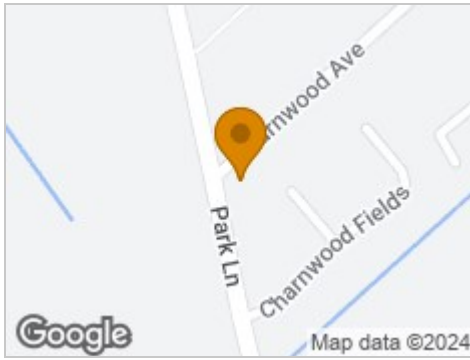
Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate

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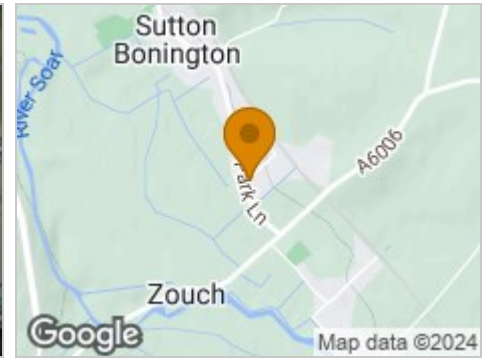
Road Map



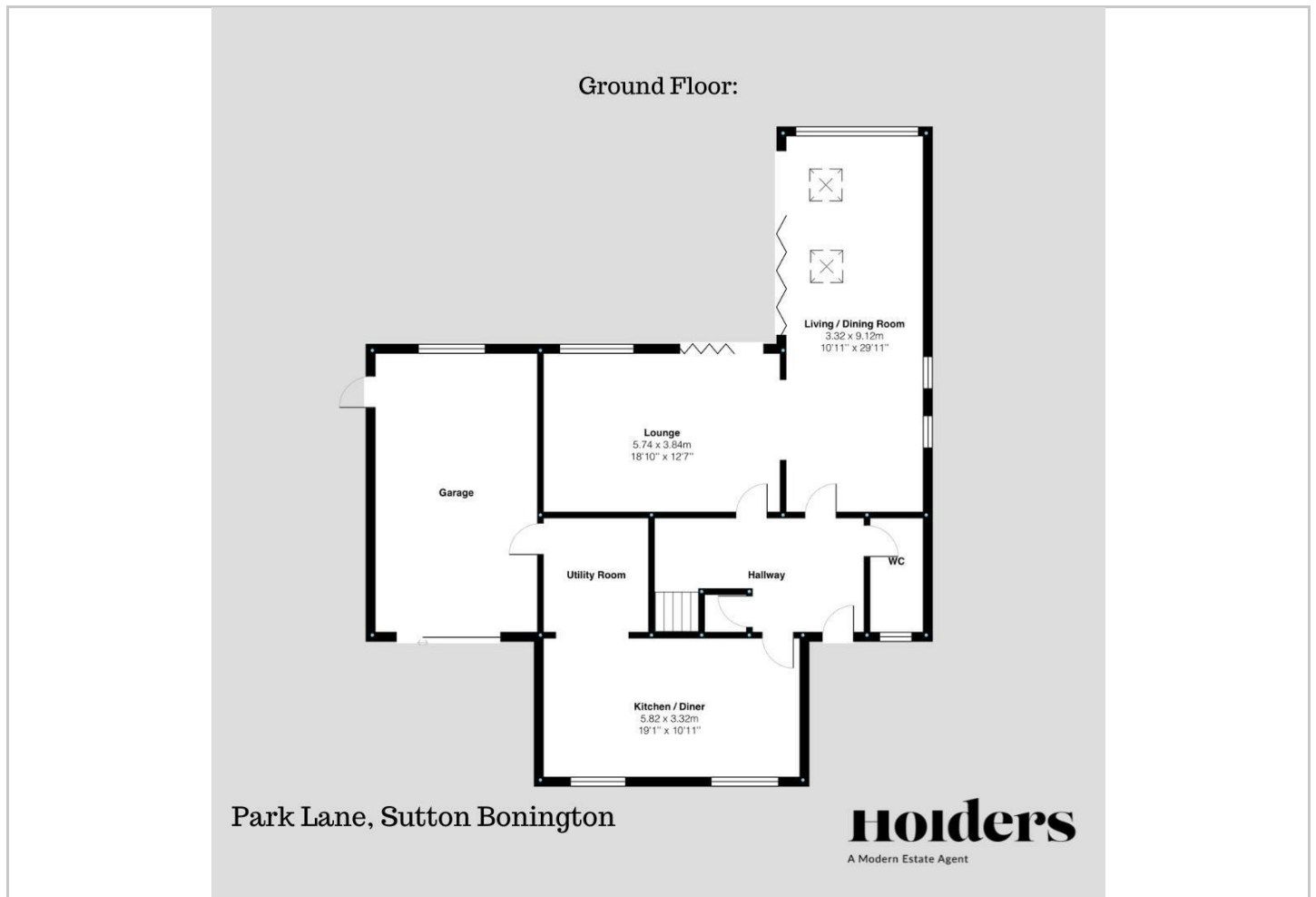
Hybrid Map



Terrain Map



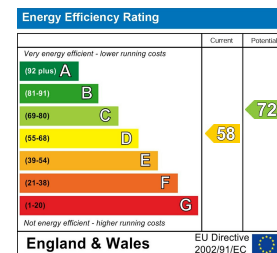
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.